WARRANTY DEED ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc#. 2416520283 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/13/2024 11:31 AM Pg: 1 of 2

Dec ID 20240501614868 ST/Co Stamp 1-474-866-480 ST Tax \$338.00 CO Tax \$169.00

BW 2404 8980 /2 00

situated in the County of COOK, in the State of ILLINOIS, to wit:

_ not as tenants in common or as

UNIT NO. 3C, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF Jointhums but REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 10 AND THE NORTH 40 FEET OF LOT as hearly in (TAKEN AS TRACT) IN BLOCK 1 OF THE CENTRAL JUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7. TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MAYWOOD-PROVISO STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TURIST AGREEMENT DATED AUGUST 12,1965 AND KNOWN AS TRUST NUMBER 2020, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20240085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-07-316-045-1010

Address: 339 Home Avenue, Unit 3C, Oak Park, IL 60302

SUBJECT TO: Subject only to general real estate taxes not due and payable at the time of closing; Lovenants, conditions, and restrictions of record; and building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

AL ESTATE TRANSFER TAX 12-Jun-2024

COUNTY: 169.00
ILLINOIS: 338.00
TOTAL: 507.00

16-07-318-045-1010 | 20240501614868 | 1-474-856-480

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UNOFFICIAL COPY

ROYA BASIRIRAD, Grantor		ALLA ()() ÁBBAS DIVANI, Gra	(LEUN) ntor	
Dated this day of	Mal		2024.	
	I			
STATE OF 71/1015				
COUNTY OF COOK	SS			
0,			•	

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ROYA BASIRIRAD and ABBAS DIVANI, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homest ad.

Given under my hand and official seal, th s	23	day of	May	, 2024

Moris Cruz Bedony (Notary Public)

Name & Address of Taxpayer: Lauren Sutherland and David Stapleton 339 Home Avenue, Unit 3C Oak Park, IL 60302

Mail Recorded Deed to: GALASSO P.C. 311 S. County Farm Rd, Suite G Wheaton, IL 60187 OFFICIAL SEAL
NORIS CRIZ BEDONY
NOTARY PUBLIC STATE OF ILLINGS
My Commission Endres 9/26/26

Prepared by: Elizabeth M. Ranucci, Esq., Pucher & Ranucci, P.C., 14496 John Humphrey Dr., Orland Park, IL 60462; 815-782-3799

